

Docket Item #11  
SPECIAL USE PERMIT #2004-0039

Planning Commission Meeting  
June 1, 2004

**ISSUE:** Consideration of a request for a special use permit amendment to increase the number of parking spaces, provide tandem spaces and reconfigure three existing parking lots (parking reduction).

**APPLICANT:** Max Management, LLC  
by Charles Greenberg

**LOCATION:** 710 Madison Street, 806 and 815 North Columbus Street

**ZONE:** RB/Townhouse

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**PLANNING COMMISSION ACTION, JUNE 1, 2004:** On a motion by Mr. Dunn, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to amend Condition #8 and to add Condition #9. The vote carried on a motion of 7 to 0.

**Reason:** The Planning Commission agreed with the staff analysis, and added a six month review, as well as a condition to address property maintenance concerns expressed by speakers.

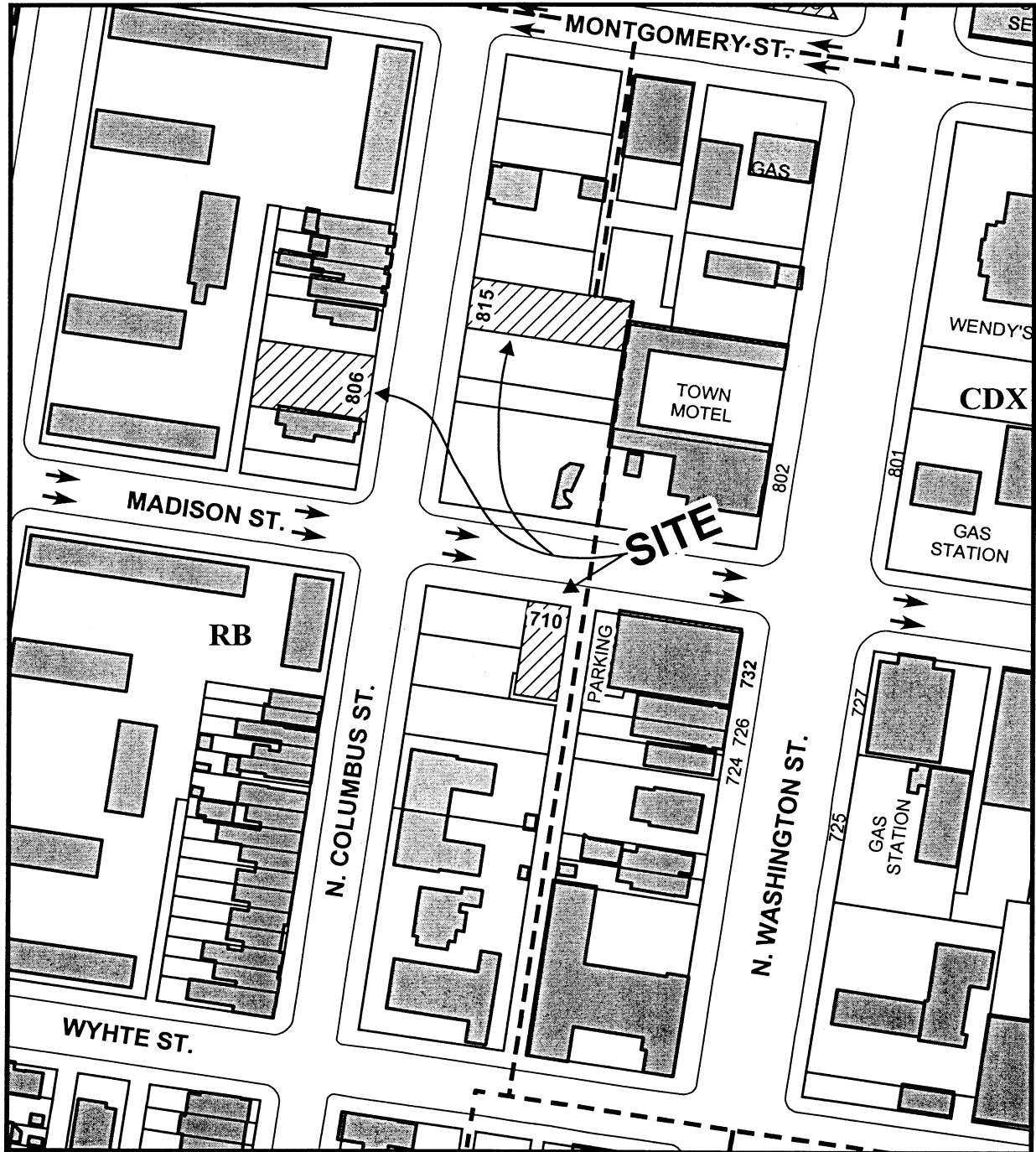
**Speakers:**

Mary Anne Dolbeare, adjacent property owner, expressed concerns about the long-term maintenance of the landscaping, and about the potential for an increase in cars parked on the street and for inappropriate signs posted on the properties.

Mike Vezzetti, adjacent property owner, expressed concerns about added activity on the parking lot at 806 N. Columbus and the potential for trash accumulation on the property.

Roberto Ramirez, the applicant's architect, stated that the applicant was agreeable to conditions added by the Planning Commission.

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended conditions found in Section III of this report.



**SUP #2004-0039      06/01/04**



## I. DISCUSSION

### REQUEST

The applicant, Max Management, LLC, by Jin K Chang, requests a special use permit amendment to increase the number of parking spaces, provide tandem spaces and reconfigure three existing parking lots (parking reduction).

### SITE DESCRIPTIONS

The subject properties are three parking lots on Madison Street and North Columbus Street which were approved in 1963 as the required parking for the then new office building at 732 North Washington Street. The properties are occupied as follows:

- 710 Madison Street: The lot has 34 feet of frontage on Madison Street, 75 feet of depth and a total lot area of 2,473 square feet. The parking lot is configured to provide eight parking spaces.
- 806 North Columbus Street: The lot has 53 feet of frontage, 90 feet of depth and a total lot area of 4,725 square feet. The lot is gravel and was originally approved to provide 12 parking spaces.
- 815 North Columbus Street: The lot has 40 feet of frontage, 124 feet of depth, and a total lot area of 4,818 square feet. The lot is black-topped and provides 13 parking spaces.

The area surrounding the parking lots is occupied by residential uses, including townhouses and a church, vacant properties, and retail and office uses along North Washington Street.

### PROPOSAL DESCRIPTION

In 1963, Council approved SUPs #543, #544, and #561 to provide parking for the office building at 732 North Washington Street. The applicant is proposing to renovate the building at 732 North Washington Street to an extent that the cost of the improvements exceeds 33 1/3 % of the value of the building. Under Section 8-200 (F) of the Zoning Ordinance, that level of improvement and investment triggers compliance with current parking standards. Otherwise, the parking remains grandfathered.

With the first two floors of the building proposed to be occupied by a child care center (SUP#2003-0073), and the remaining three floors proposed to be occupied by office, the building is required to provide 48 spaces. Collectively, the parking lots now provide 33 spaces, and there are six additional spaces behind the building at 732 North Washington. The applicant is able to reconfigure the parking lots to provide 12 additional parking spaces in order to comply with the current parking requirements of the building. The proposal constitutes an intensification of the approved parking lots and, because one lot involves tandem spaces, requires a parking reduction. A total of 18 spaces are proposed to be tandem.

The proposed, redesigned parking at each lot will be configured as follows:

Proposed Parking Configuration:

710 Madison Street: 18 compact spaces in a tandem configuration

806 North Columbus Street: 14 compact spaces at a 45-degree angle

815 North Columbus Street: 13 standard spaces at a 90-degree angle

732 North Washington Street three spaces at 90-degree angle  
(Not part of this application)

**TOTAL: 48 spaces**

The proposal complies with the size of required parking spaces and the allocation of compact and standard spaces as described in Sections 8-200(D)(1) and (E)(1) of the Zoning Ordinance. In response to staff's suggestions, the applicant has agreed to install landscaping along the street front at all three parking lots to provide screening.

ZONING

The subject property is located in the RB/Townhouse zone. While parking lots are not permitted in the RB zone under current zoning, the parking lots are legal noncomplying uses as they have approved special use permits. The property is located in the Old and Historic Alexandria District. Any exterior architectural change such as signs, exterior ductwork, and the proposed accessibility modifications at 732 North Washington Street must be reviewed and approved by the Board of Architectural Review, Old and Historic Alexandria District.

MASTER PLAN

The proposed use is not consistent with the Braddock Road Metro Station Small Area Plan chapter of the Master Plan which designates the property for residential use.

**II. STAFF ANALYSIS**

Staff does not object to the proposed tandem parking on Madison Street, nor the reconfiguration of the lots on Columbus Street. The tandem parking is a creative way to address the parking needs of the building, while not expanding the area already used for surface parking. Staff recommends that the applicant implement a parking management plan to ensure that the tandem spaces get optimum use. Staff also recommends that the applicant provide wheel stops for the lot at 806 North Columbus to protect the adjacent buildings. Staff also recommends the installation of landscaping, as agreed to by the applicant, included in the attached plans. Finally, staff recommends a one year review to ensure that the tandem parking is being utilized and that there is compliance with the conditions of the permit.

With these conditions, staff recommends approval of the special use permit.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The applicant shall repair the driveway apron for the parking lot located at 806 North Columbus Street. In addition, wheel stops shall be installed to protect the adjacent buildings. (T&ES)
3. The applicant shall require that the employees at 732 North Washington Street who drive to work use the parking lots to the extent that there is capacity for them. (T&ES)(P&Z)
4. The applicant shall implement the parking configuration at the three parking lots as depicted on the attached plans. (P&Z)
5. The applicant shall install an evergreen planting screen of Cherry Laurels according to the attached plans. The planting shall be of sufficient density and plant size to create screening in approximately two years, and shall thereafter be maintained in good condition. (P&Z)
6. The maximum height for the proposed landscaping screen is to be 36 inches when mature. (Police)
7. The applicant shall implement a parking management strategy for the tandem parking area at 710 Madison Street to the satisfaction of the Director of Planning and Zoning. The strategy shall ensure optimum use of all 18 tandem spaces. (P&Z)

8. **CONDITION AMENDED BY PLANNING COMMISSION:** The Director of Planning and Zoning shall review the special use permit ~~one year~~ **six months** after approval **and again at two years after approval**, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (PC)
9. **CONDITION ADDED BY PLANNING COMMISSION:** The applicant shall maintain the properties in a neat and orderly manner and shall pick up any litter or trash on the properties on a daily basis. (PC)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Valerie Peterson, Urban Planner.

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- F-1 T&ES believes the N. Columbus Street parking lots will receive light use during the hours that the facility is open, and no use during evening. No significant improvements to the lots will be required.
- R-1 The applicant shall repair the driveway apron for the parking lot located at 806-12 N. Columbus Street. In addition, wheel stops shall be installed to protect the adjacent buildings.
- R-2 The applicant shall require that its employees who drive to work use the provided off-street parking.

##### Code Enforcement:

- F-1 The existing structure (at 732 North Washington Street) is classified as a B use group. The existing construction type is classified as 2C (unprotected) construction. The proposed use is I-2, and is to be occupied on 2 floors. The USBC limits height and area requirements for I-2 occupancies in 2C construction type buildings to one story, not to exceed 7200 sqft. The applicant shall apply for a change of use and provide the necessary building modifications to change the construction type to 2B (protected) construction. 2B construction is permitted in I-2 occupancies for 2 floors up to 11,250 sqft.
- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 A Certificate of occupancy shall be obtained prior to any occupancy of the building (at 732 North Washington Street) or portion thereof, in accordance with USBC 118.0.

- C-4 A fire prevention code permit is required for the proposed operation.
- C-5 The current use (at 732 North Washington Street) is classified as B; the proposed use is I-2. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 115.4) and compliance with USBC 118.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-6 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.

Health Department:

- F-1 No comments.

Police Department:

**Staff did not include the following R-1 and R-2 because they apply specifically to the child care center already approved under SUP#2003-0073 with the same conditions.**

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the child care center. This is to be completed prior to the child care center opening for business.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding safety programs available through the department for the children.
- R-3 The maximum height for the proposed landscaping screen is to be 36 inches when mature.

**Staff did not include the following condition because lighting is not being proposed or recommended.**

- R-4 The lighting in the parking lots is to be a minimum of 2.0 foot candles minimum maintained.



# APPLICATION for SPECIAL USE PERMIT # ~~SUP 2003-0073~~ SUP 2004-0039

(must use black ink or type)

PROPERTY LOCATION: 806-812 N. COLUMBUS STREET  
815-817 N. COLUMBUS STREET  
710 MADISON STREET

TAX MAP REFERENCE: 054-04-08-04 - F03 ZONE: CDX

APPLICANT Name: (JIN K CHANG) MAX MANAGEMENT, LLC

Address: 12015 LEE JACKSON HWY #540, FAIRFAX, VA 22033

PROPERTY OWNER Name: MAX MANAGEMENT, LLC (JIN K CHANG)

Address: 12015 LEE JACKSON HWY #540, FAIRFAX, VA 22033

PROPOSED USE: PARKING REDUCTION

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

CHARLES GRABENBERG  
Print Name of Applicant or Agent

Charles Grabenberg  
Signature

EDG ARCHITECTS  
Mailing/Street Address

301-654-0058 301-907-7840  
Telephone # Fax #

2 BETHESDA METRO CENTER, STE 707  
City and State Zip Code  
BETHESDA MD 20814

MARCH 23, 2004  
Date

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) ☒ the Owner ☐ Contract Purchaser  
☐ Lessee or ☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Mai Management, LLC (Jin K Chang) has a  
100% ownership on the property

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ Yes. Provide proof of current City business license  
☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.
2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

### NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

- SEE PARKING REDUCTION SUPPLEMENTAL APPLICATION ATTACHED
- ALSO <sup>ORIGINAL</sup> SUP APPLICATION 2003-0073 ATTACHED.

USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

- ☐ a new use requiring a special use permit,  
☐ a development special use permit,  
☐ an expansion or change to an existing use without a special use permit,  
☐ expansion or change to an existing use with a special use permit,

☒ other. Please describe: PARKING REDUCTION

5. Please describe the capacity of the proposed use: SEE ATTACHED ORIG. SUP

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

SEE ATTACHED  
ORIG. SUP

\_\_\_\_\_  
\_\_\_\_\_

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

" "

\_\_\_\_\_  
\_\_\_\_\_

6. Please describe the proposed hours and days of operation of the proposed use:

" "

Day:

Hours:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Please describe any potential noise emanating from the proposed use:

" "

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

\_\_\_\_\_  
\_\_\_\_\_

B. How will the noise from patrons be controlled?

N/A

8. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

SEE ATTACHED SUP APPL.

B. How much trash and garbage will be generated by the use?

SEE ATTACHED SUP APPL.

C. How often will trash be collected?

SEE ATTACHED SUP APPL.

D. How will you prevent littering on the property, streets and nearby properties?

SEE ATTACHED SUP APPL. - ROLL AWAY TRASH DUMPSTER  
WILL BE PROVIDED

Special Use Permit #

2004-0039  
~~2003-0073~~

SEE ATTACHED ORIGINAL APPLICATION

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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12. What methods are proposed to ensure the safety of residents, employees and patrons?

SEE ATTACHED <sup>ORIG.</sup> SUP APPLICATION

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### ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

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Special Use Permit # 2004-0039**PARKING AND ACCESS REQUIREMENTS****14. Please provide information regarding the availability of off-street parking:**

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

48 (2 floors childcare, 3 floors office)

- B. How many parking spaces of each type are provided for the proposed use:

14 Standard spaces

32 Compact spaces

2 Handicapped accessible spaces.

         Other.

- C. Where is required parking located? ☒ on-site ☐ off-site (check one)

If the required parking will be located off-site, where will it be located:

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

**15. Please provide information regarding loading and unloading facilities for the use:**

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? N/A

- B. How many loading spaces are available for the use? N/A

- C. Where are off-street loading facilities located? N/A

Special Use Permit #

2004-0039

2003-0013

SEE ATTACHED &  
ORIGINAL APPLICATION

D. During what hours of the day do you expect loading/unloading operations to occur?

N/A

N/A

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

STREET ACCESS IS ADEQUATE

#### SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? N/A square feet.

18. What will the total area occupied by the proposed use be?

8982 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 8982 sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building ☐ a house located in a residential zone ☐ a warehouse

☐ a shopping center. Please provide name of the center: \_\_\_\_\_

☒ an office building. Please provide name of the building: 732 N. WASHINGTON ST.

☐ other, please describe: \_\_\_\_\_



## PARKING REDUCTION SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

THE REQUESTED PARKING REDUCTION INCLUDES 14 STANDARD  
PARKING SPACES, 32 COMPACT SPACES (INCLUDING 18 STACKED  
SPACES) AND 2 HC SPACES FOR A TOTAL OF 48 SPACES (48 REQUIRED).  
Tandem Parking at 710 Madison

2. Provide a statement of justification for the proposed parking reduction. THE 1<sup>ST</sup>

AND 2<sup>ND</sup> FLOORS ARE CURRENTLY APPROVED AS A  
DAY CARE FACILITY (SUP # 2003-0073). HOWEVER,  
THE COST OF UPGRADES, <sup>AS WELL AS</sup> TO COMPLY WITH STAFF

RECOMMENDATIONS AND CODE (NEW SPRINKLER SYSTEM,  
OTHER FIRE PREVENTION REQUIREMENTS, ETC.) EXCEED  
33 1/2% OF THE ASSESSED VALUE AND THUS REQUIRE A PARKING INCREASE

3. Why is it not feasible to provide the required parking? -----  
EXISTING CONDITIONS AND ACCESSIBILITIES REQUIREMENTS,  
INCLUDING A NEW HANDICAP RAMP AT THE REAR OF THE  
BUILDING (RAMP AT FRONT ENTRY NOT FEASIBLE), LIMIT  
THE NUMBER OF SPACES AVAILABLE.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? ☐ Yes. ☒ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

**Madison Office Building**

Site Address : 732 N. Washington street, Alexandria , VA 22314

Building Foot Print (1<sup>st</sup> Floor - 4<sup>th</sup> Floor) 5546 x 4 = 22184 S.F.  
Fifth Floor Gross Area 3772 S.F.

Building Gross Area 25956 S.F

1<sup>st</sup> and 2<sup>nd</sup> Floor : 9 Classrooms day care

Parking Spaces needed = 18 spaces

3<sup>rd</sup> -5<sup>th</sup> floor : Gross Area = 14864 S.F. -  $14864 / 500 = 29.7$

Parking Spaces needed = 30 spaces

Daycare	18
	+
Office	<u>30</u>
	48 parking Spaces

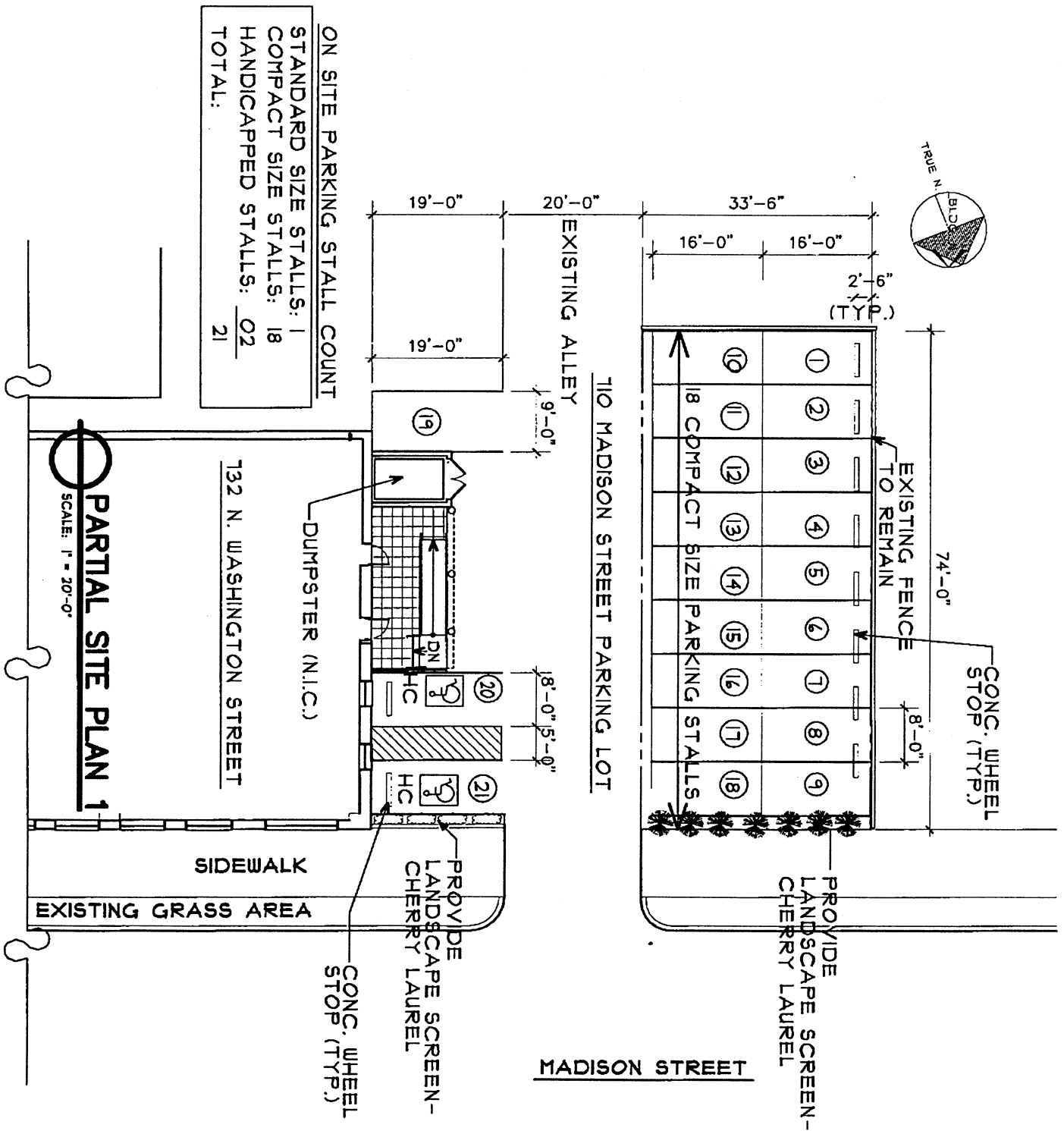
**Parking Stall Count:**

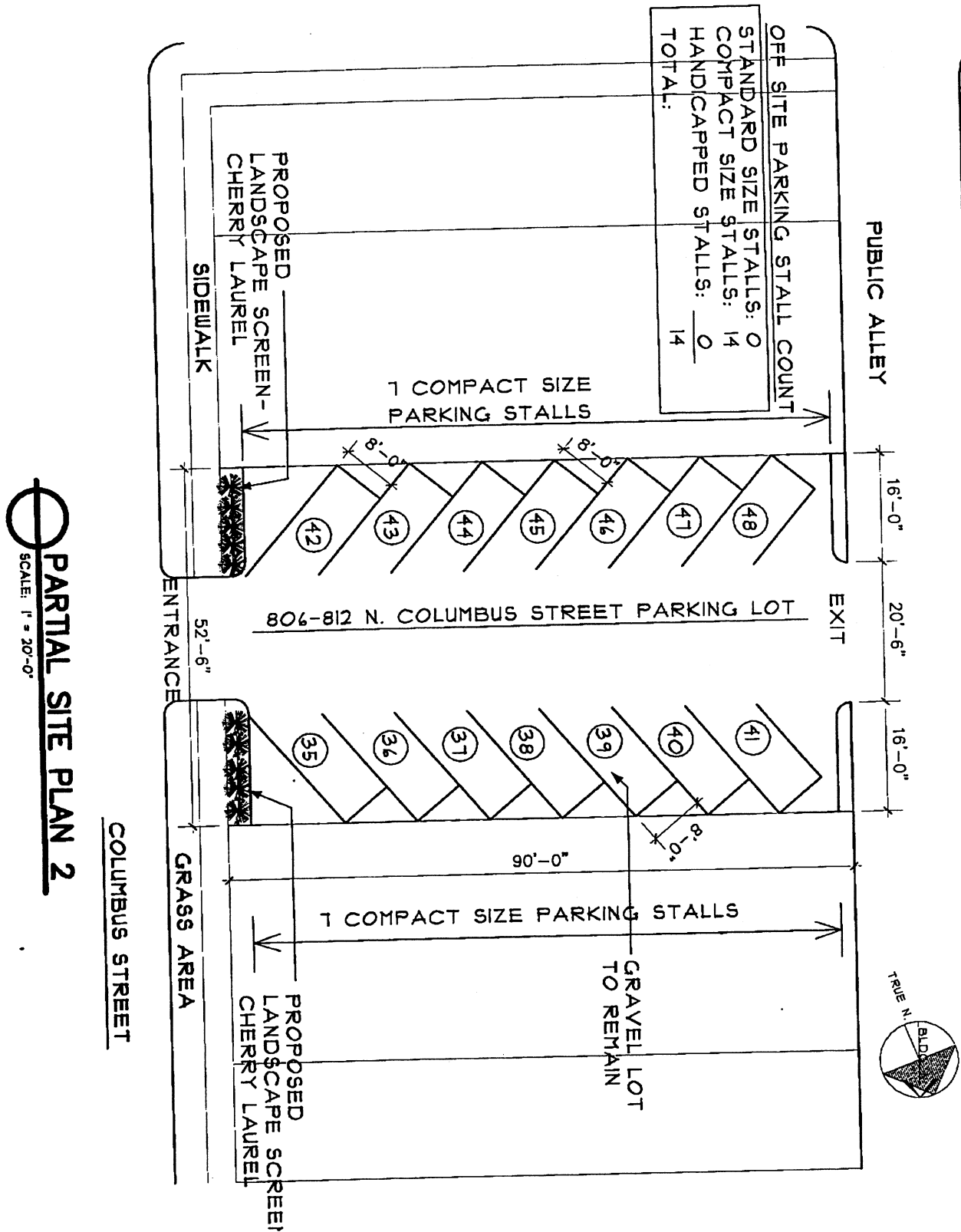
“ Provision Of Compact Car Spaces -Sec. 8-200 (E) “

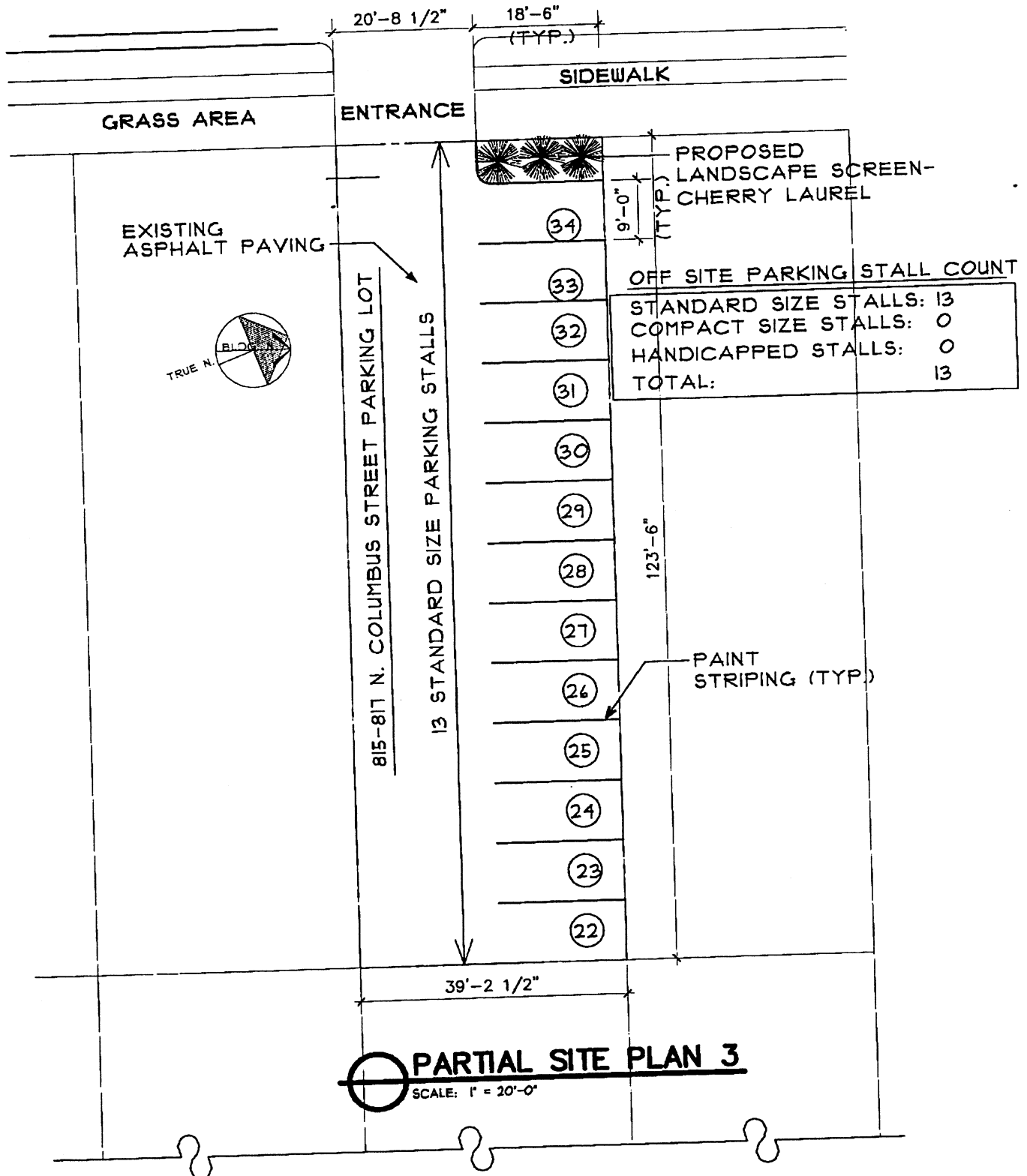
Parking facilities providing for ten or more required off-street parking spaces for non-retail use may provide up to 75% of the required spaces as compact car parking spaces.

**On Site and Off -Site Parking:**

Standard size parking stalls :	14
Compact size parking stalls :	32 ( 9 are stacked - as on existing)
Handicapped parking stalls :	<u>02</u>
Grand total :	48







19  
6-12-04

**Natalie Burch**

06/08/04 09:25 AM

To: Barbara Ross/Alex@Alex, Valerie Peterson/Alex@Alex, Kendra Jacobs/Alex@Alex  
cc: Eileen Fogarty/Alex@Alex  
Subject: The Following is from Eileen Fogarty re: SUP/Planning Commission/CC City of Alexandria Website Contact Us - EMail for Eileen Fogarty (eileen.fogarty@ci.alexandria.va.us)

fyi attached

----- Forwarded by Natalie Burch/Alex on 06/08/2004 09:21 AM -----



<vezzetti@hotmail.com>  
>

06/07/2004 10:03 PM  
Please respond to  
vezzetti

To: <eileen.fogarty@ci.alexandria.va.us>  
cc:  
Subject: City of Alexandria Website Contact Us - EMail for Eileen Fogarty (eileen.fogarty@ci.alexandria.va.us)



**Time: [Mon Jun 07, 2004 22:03:23] IP Address: [69.140.87.110]**

**Response requested: [ ]**

**First Name:** Mike and Diana

**Last Name:** Vezzetti

**Street Address:** 804 North Columbus Street

**City:** Alexandria

**State:** Virginia

**Zip:** 22314

**Phone:** (703) 684-2030

**Email Address:** vezzetti@hotmail.com

**Comments:** Dear Zoning Commission,

We attended the June 1, 2004 meeting and thank you for your assistance in addressing our concerns regarding the special use permits for 806, 810 and 815 North Columbus Street. Upon further review of the plan, we are increasingly convinced that these lots are better suited for residential use. Please find below a copy of an email that we have sent to the Mayor, Vice Mayor, City Council and Director of the Historic District.

We look forward to a continued dialogue on this matter.

RE: Special Use Permit for 806-810 and 815

## North Columbus Streets

Dear Mayor and City Council Members:

We are writing to request your support for our efforts to improve our neighborhood. On Saturday, 12 June 2004, the City Council will rule on the Zoning and Planning Commission's recommendation to grant a Special Use Permit for the expansion and continued use of 806-810 and 815 North Columbus Street as parking lots for its commercial building at 732 Washington Street. While the Commission was very amenable to our concerns and added several provisions which may mitigate some of the negative impact these parking lots have on the livability of our neighborhood, we have since had time to further review the Special Use Permit request and urge you to limit the non-conforming use of these lots to 815 North Columbus Street and allow the residential use of 806-810 North Columbus Street. Our appeal is predicated on the following points:

- The 800 block of North Columbus Street is zoned for RB/Townhouse use. We are located in the Parker-Gray Historic District. While we understand the need for off-street parking, two commercial lots on the same residential street seems to be an unfair concentration of wasted space, particularly given the sparse commercial development in the area. Moreover, the current use of these lots does not conform with the residential zoning of our block nor the historic character of our street. It also fails to meet the requirements set forth in the Braddock Road Small Area Plan

- The Special Use Permits allowing these lots to be used for parking were granted in 1963. As the Council is aware, the 800 block of North Columbus has changed significantly in the last 41 years. By way of illustration, three years ago, the combined tax assessment for all privately-owned homes on our block was \$1,779,300; as of 2004, these same properties are assessed at \$4,668,900. In contrast, the combined tax assessment of the parking lots is only \$732,600. Limiting these lots to commercial parking space deprives our city of the significant future revenues, which would result from the residential development of the lots, while suppressing the value of the current houses on the block.

- These vacant lots engender illicit activity. We have seen clear evidence of narcotics sale and

use, public sexual activity, vandalism, loitering, public drinking and littering. In the case of the 806-810 North Columbus lot, we are concerned that a darkened parking lot, shielded by 36 inch Cherry Laurel screens (as called for in the permit request) will only lead to a further increase in these activities, in addition to creating a darkened, secluded space mere feet from the front door of our home.

We believe that an appropriate compromise would be the continued use of 815 North Columbus Street for parking, while allowing 806-810 North Columbus Street to be sold and developed for residential use. This would consolidate housing on the western side of the street, cut down on the foot traffic and curb some of the illegal activity, while still allowing sufficient parking on the eastern side. Moreover, it would bring in our city's greatest asset: homeowners who care about their neighborhood and strive to enhance its livability.

We thank you for your consideration.

Sincerely,

Mike and Diana Vezzetti  
804 North Columbus Street  
Alexandria, VA 22314





<vezzetti@hotmail.com>

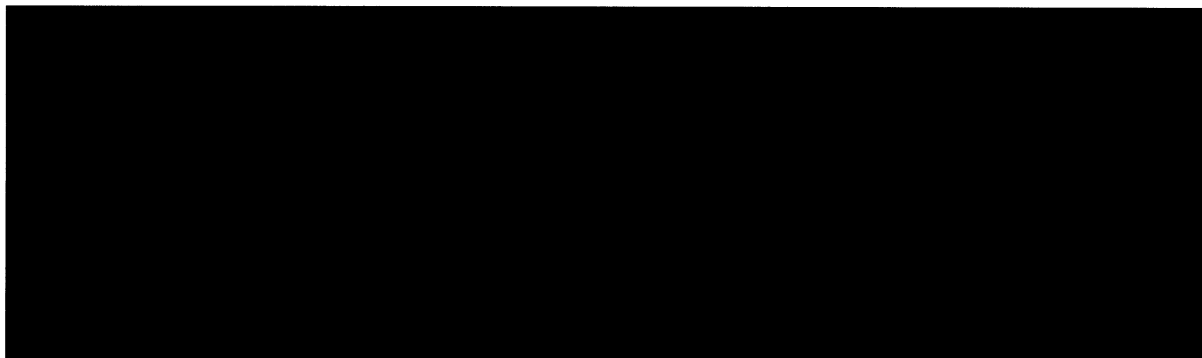
06/07/2004 09:51 PM  
Please respond to vezzetti

To: <alexvamayor@aol.com>, <delpepper@aol.com>,  
<council@joycewoodson.net>, <councilmangaines@aol.com>,  
<rob@krupicka.com>, <macdonaldcouncil@msn.com>,  
<paulcsmedberg@aol.com>, <rose.boyd@ci.alexandria.va.us>,  
<jackie.henderson@ci.alexandria.va.us>,  
<tom.raycroft@ci.alexandria.va.us>

cc:

Subject: City of Alexandria Website Contact Us - EMail for Mayor, Vice-Mayor  
and Council Members (alexvamayor@aol.com, delpepper@aol.com,  
council@joycewoodson.net, councilmangaines@aol.com,  
rob@krupicka.com, macdonaldcouncil@msn.com,  
paulcsmedberg@aol.com, rose.boyd@ci.alexandria.va.us,  
jackie.henderson@ci.alexandria.va.us,  
tom.raycroft@ci.alexandria.va.us)

19  
6-12-04



Time: [Mon Jun 07, 2004 21:51:17] IP Address: [69.140.87.110]

Response requested: ☐

**First Name:** Mike and Diana

**Last Name:** Vezzetti

**Street Address:** 804 North Columbus Street

**City:** Alexandria

**State:** Virginia

**Zip:** 22314

**Phone:** (703) 684-2030

**Email Address:** vezzetti@hotmail.com

**Comments:** RE: Special Use Permit for 806-810 and 815  
North Columbus Streets

Dear Mayor and City Council Members:

We are writing to request your support for our efforts to improve our neighborhood. On Saturday, 12 June 2004, the City Council will rule on the Zoning and Planning Commission's recommendation to grant a Special Use Permit for the expansion and continued use of 806-810 and 815 North Columbus Street as parking lots

for its commercial building at 732 Washington Street. While the Commission was very amenable to our concerns and added several provisions which may mitigate some of the negative impact these parking lots have on the livability of our neighborhood, we have since had time to further review the Special Use Permit request and urge you to limit the non-conforming use of these lots to 815 North Columbus Street and allow the residential use of 806-810 North Columbus Street. Our appeal is predicated on the following points:

- The 800 block of North Columbus Street is zoned for RB/Townhouse use. We are located in the Parker-Gray Historic District. While we understand the need for off-street parking, two commercial lots on the same residential street seems to be an unfair concentration of wasted space, particularly given the sparse commercial development in the area. Moreover, the current use of these lots does not conform with the residential zoning of our block nor the historic character of our street. It also fails to meet the requirements set forth in the Braddock Road Small Area Plan

- The Special Use Permits allowing these lots to be used for parking were granted in 1963. As the Council is aware, the 800 block of North Columbus has changed significantly in the last 41 years. By way of illustration, three years ago, the combined tax assessment for all privately-owned homes on our block was \$1,779,300; as of 2004, these same properties are assessed at \$4,668,900. In contrast, the combined tax assessment of the parking lots is only \$732,600. Limiting these lots to commercial parking space deprives our city of the significant future revenues, which would result from the residential development of the lots, while suppressing the value of the current houses on the block.

- These vacant lots engender illicit activity. We have seen clear evidence of narcotics sale and use, public sexual activity, vandalism, loitering, public drinking and littering. In the case of the 806-810 North Columbus lot, we are concerned that a darkened parking lot, shielded by 36 inch Cherry Laurel screens (as called for in the permit request) will only lead to a further increase in these activities, in addition to creating a darkened, secluded space mere feet from the front door of our home.

We believe that an appropriate compromise

would be the continued use of 815 North Columbus Street for parking, while allowing 806-810 North Columbus Street to be sold and developed for residential use. This would consolidate housing on the western side of the street, cut down on the foot traffic and curb some of the illegal activity, while still allowing sufficient parking on the eastern side. Moreover, it would bring in our city's greatest asset: homeowners who care about their neighborhood and strive to enhance its livability.

We thank you for your consideration.

Sincerely,

Mike and Diana Vezzetti  
804 North Columbus Street  
Alexandria, VA 22314

APPLICATION for SPECIAL USE PERMIT # ~~SUP 2003-0073~~  
~~SUP 2004-0039~~

(must use black ink or type)

PROPERTY LOCATION: 806-812 N. COLUMBUS STREET  
815-817 N. COLUMBUS STREET  
710 MADISON STREETTAX MAP REFERENCE: 054-04-08-04- F03 ZONE: CDXAPPLICANT Name: (JIN K CHANG) MAX MANAGEMENT, LLCAddress: 12015 LEE JACKSON HWY #540, FAIRFAX, VA 22033PROPERTY OWNER Name: MAX MANAGEMENT, LLC (JIN K CHANG)Address: 12015 LEE JACKSON HWY #540, FAIRFAX, VA 22033PROPOSED USE: PARKING REDUCTION

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

CHARLES GREENBERG

Print Name of Applicant or Agent

Charles Greenberg

Signature

EDG ARCHITECTS

Mailing/Street Address

301-654-0058

Telephone #

301-907-7840

Fax #

2 BETHESDA METRO CENTER, STE 707City and State  
BETHESDA MDZip Code  
20814MARCH 23, 2004

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Date &amp; Fee Paid: \_\_\_\_\_

\$

ACTION - PLANNING COMMISSION: \_\_\_\_\_

06/01/04

RECOMMEND APPROVAL

7-0ACTION - CITY COUNCIL: Approved 6-0 with modifications (see attached)